

File

1809.

Tom Green  
Tison Co 89

Tison Co 89

Bexar Donation.

67-1-16-1-2668

Francisco Valdez

66256  
676 Acres

N. 1154.

Sec 3. 1262 for Sketch

Valdez Certificate No. 34

Sec. 1011 55-22

Correction map of  
Tom Green County  
November 13/80 Don Rosenberg

Patent to Eli Stetson  
and J. A. Leach of us  
Nov. 16/80

int'd ptd

aptn Green

Patented Nov. 16/80.  
Reynolds  
Vol. 240. Vol. 1.

Mkd Pat Reg

Mgl. 12530.

July 28/80  
E. H. N.

C. M. Wablenwood  
Contents.

10/4/80

No. 1. Certificate.

No. 2. Field Notes.

No. 3. Application

No. 4. Transfer

July 24/80  
Bick

A. B. Vol. P.

Maddox Bros



# VETERAN DONATION.



640 Acres.

GENERAL LAND OFFICE,

Austin, Texas, August 28<sup>th</sup> 1879

This is to Certify, That Francisco Valdez is entitled to have surveyed by any legally authorized surveyor, upon any of the vacant and unappropriated public domain of the State of Texas, SIX HUNDRED AND FORTY ACRES of land, in accordance with the provisions of an act entitled "An act granting a Land Certificate of Six Hundred and Forty Acres to each of the indigent Veterans who was engaged in the struggle for Texas Independence, prior to and at the battle of San Jacinto, enrolled under the act approved July 28, 1876, approved April 26, 1879," said Francisco Valdez having made the proof required by said act.

This Certificate may be located as headright certificates; and said Certificate and the land located, by virtue thereof, shall be exempt from forced sale so long as it shall remain the property of said Francisco Valdez.

In Testimony Whereof, I hereunto set my hand and affix the impress of the seal of said office, the date first above written.

M. C. Nash

Commissioner.



8-28-79  
6-7-80  
11-16-80

File 1809  
Bexar ~~Land~~ Donation  
Francisca Valdez  
640 acres  
Vet. Don. Carl. No 34.

filed July 24/80  
Phadick  
Chief Clerk



THE STATE OF TEXAS,  
COUNTY OF TOM GREEN.

SURVEY  
No. 1134



Scale 4000 varas per Inch.

Variation  $2^{\circ} 45'$

Field Notes of a Survey of 640  
acres of Land, made for Francisco  
Valdez it being the quantity of land to  
which he is entitled by virtue of Donation  
No. 34 issued by W. C. Walsh  
Com. General Land Office of the State of Texas,  
on the 28 day of August 1879.

Said Survey is No. 1134 in Tom Green County, situated on the  
waters of Spring Creek a tributary of the Concho  
river, about 37 miles S 68° 10' W of Ben Ficklin,  
beginning at a Rock mound on the east line of Survey  
No 1137 made for the Central & Montgomery RR  
Sec 530 vs. N of its S.E. corner from which a mes.  
6" brs S 74 1/2° E 102' vs.  
thence North 1900 vs a stone mound  
thence East 1900 vs a stone mound from which  
a mes. 5" brs N. 17 1/4° W 35' vs.  
thence S. at 1800 vs Spr. Cr. at 1700 vs a stake -  
a Stubby 12" brs N. 69° W 135' vs  
" Mesquite 6" S 141° E 50' vs.  
thence west at 900 vs Spring Creek, at 750  
across - 1900 vs

to the place of beginning.

Bearings marked 7

Surveyed June 7 1880

Jose O'Neal  
Geo Strickland } Chain Carriers.

I, C. A. Foote, County Surveyor Tom Green County, do hereby certify that the  
foregoing Survey was made according to law, and that the limits, boundaries and corners, with the marks,  
natural and artificial, are truly described in the foregoing Plat and Field Notes, and that they are recorded in  
my office, in Ben Ficklin, in Book 3 1/2, page 129.

GIVEN under my hand at Ben Ficklin Texas, this 10 day of June A. D. 1880

C. A. Foote

Surveyor Tom Green County



2 Title 1809.  
Bexar Donation  
Francisco Valdez.  
640 Acs.  
Fieldnotes.

Filed July 24, 80  
Phadon Miller  
Chief Clerk  
sk. 12 5-31262  
N<sup>o</sup> 1154.  
Correction map of  
Tom Green Co. Nov 13/80  
Coul

Patented Nov. 16/80  
Reynolds

FILING FEE PAID

11 24 1880

July 28  
1880  
H.M.



To the Co Surveyor of Don Green County  
By virtue of Veteran Donation Warrant  
No 34 issued to Francisco Valdez by W.  
C. Welch Com. of the General <sup>Land</sup> Office on  
the 28th day of August 1879, I hereby  
apply for a survey as follows:

On the western of Spring Creek, about  
three miles E. 60 W of Monument Hill -

Beginning at a rock mound, on the east  
line of survey No 1137 made for Central  
& Montgomery R.R. Co 580 ac. North of its  
S E corner.

Thence North 1700 ac

East 1700 ac

South 1700 ac

West 1700 ac To place of beginning

Ben Acklin Tex

June 8. 1880

Wm Stinson



3 Title 1809  
Bexar Donation  
Francisco Valdez

Application.

Filed July 24 80  
Charles Fisher  
Chief Clerk

Filed Jan 8. 1880

C. O. Smith  
Co Sur.  
1860

Recorded in Book A.  
of Files Page 42



The State of Texas  
County of Bexar } I know all men by These Presents,  
That I, Francisco Valdez  
a pensioner of Bexar County, Texas and in consideration  
of the sum of One Hundred Sixty Dollars to me in  
hand paid by Eli Stilson and J. A. Case of the County of  
Winnemago and State of Wisconsin the receipt of  
which I hereby acknowledge, before the signing  
and delivering of these presents, do hereby sell, assign,  
transfer, convey and deliver unto the said Eli Stilson  
and J. A. Case their and assigns, the following described  
property to wit: Veteran Donation Land Certificate  
No 34 for (640) Six Hundred and Forty Acres of  
land issued to this grantor, Francisco Valdez  
by H. O. Walsh, Commissioner of the General Land Office  
at Austin dated August 28. A. D. 1879, under  
the provisions of an act approved April 26. 1879,  
and I the said Francisco Valdez, and to whom  
said Donation Land Certificate was issued further  
authorize the issuance of a Patent to said land  
in their name or their assigns  
together with all and singular the rights and  
members to the same belonging or appertaining:  
To Have and To Hold all and  
singular the premises unto the said Eli Stilson  
and J. A. Case their and assigns Forever.

And I the said Francisco Valdez do hereby bind  
myself my heirs, Executors and Administrators to  
warrant and forever the premises above  
mentioned unto the said Eli Stilson and J. A. Case  
their heirs and assigns against every person  
who is or ever lawfully claiming or to claim the same  
in any part thereof



And I do hereby further confirm the acts  
that has been done in my behalf or that  
may be done by Edward Miles, by attorney in  
fact and recognize his charges and expenses  
the same are allowed and to be deducted;

Done and signed in the City of  
San Antonio this 8<sup>th</sup> Day of September,  
A.D. 1879.

Francisco <sup>his</sup> + Valdez  
Mex

Witnesses:

Jose maria Aloniz  
Clemente Buitillo

The State of Texas  
County of Bexar Before me, Sam S. Smith, . . .  
County Clerk of said County . . .  
personally appeared Francisco Valdez to me well known,  
who in my presence signed, executed and delivered the  
above and foregoing instrument of writing, and he declared  
the same to be his act and deed for the purpose, and  
consideration therein stated the said Francisco Valdez  
making his mark within his name for signature,  
declaring his inability to write in presence also  
of the subscribing witnesses, who sign in his pres-  
ence and at his request:

In Testimony whereof I hereunto sign my name &  
affix my official Seal at office in  
San Antonio this 8<sup>th</sup> Day of  
September A.D. 1879.

Sam. S. Smith Sec. Bexar County Texas  
By Juan. C. Barrera Deputy



File 1809.

Bexar Donation

Francisco Valdez

To Transfer 640 acres  
Eli Hilson vs J. Case.

filed July 24. 80

Charles Hilson  
Chap Clerk

copy Transfer



## APPLICATION TO PURCHASE EXCESS ACREAGE

(Titled or Patented Surveys)

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

- I hereby apply to purchase for cash the excess acreage within the following described survey, the area of which is believed to exceed the quantity called for in the Patent Notes, under the provisions of Section 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939.
- The said tract of land is known as Francisco Valdez  
Survey, No. 1154, Block No. —, Certificate No. 1118, Tsp. No. —,  
situated in Irion County, Texas, about 12 1/2 miles S 42° W from  
Mertzon, the county seat.
- ~~I am~~ the owner of entire interest in said survey, as shown by the instruments attached hereto and made a part hereof as proof of my right to purchase,\* and I am therefore entitled to pay for such excess acreage as actually exists within such survey at such price as the School Land Board may fix.
- I hereby request an appraisalment of said land as is fully described by corrected field notes of this survey which accompany this application.

Monte NaelkeH. E. Naelke

Applicant

Box 528Post Office MERTZON, Tex 76941

\*NOTE: A statement of facts, properly sworn to, pertaining to the applicant's right to purchase must accompany the application to purchase. If the evidence submitted with the application as proof of the applicant's right to purchase should be insufficient, it will then be necessary to furnish such other evidence of his right to purchase as the Commissioner may require.

## CERTIFICATE

I, H. E. White, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the 12th day of August, A. D. 19 75, the price at which the excess acreage within the tract of land described in the above application No. 10058, shall be sold, was fixed by the School Land Board at \$39.50 Dollars per acre, all of which is shown in Vol. 31, Page —, of the Minutes of said Board.

Given under my hand this the 12th day of August, A. D. 1975, at Austin, Texas.

H. E. White

Secretary of the School Land Board

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APR 19 1975

General Land Office



APR 19 1975

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Secretary of the School Land Board

*James E. McCall*

Austin, Texas.

Given under my hand this the 13th day of August, A. D. 1975, at

Minutes of said Board.

at \$33.20 Dollars per acre, all of which is shown in Vol. 31 of the

land described in the above application No. 10058 shall be sold, was fixed by the School Land Board

day of August, A. D. 1975, the price at which the excess acreage within the tract of

certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the 13th

I, H. E. White, Secretary of the School Land Board, do hereby

CERTIFICATE

and verify

independently it will then be necessary to furnish such other evidence of his right to purchase as the Commissioner

Post Office

*McCall*

Approved

GENERAL LAND OFFICE  
Austin, Texas

No. 10058

APPLICATION TO PURCHASE  
EXCESS ACREAGE  
(Titled or Patented Surveys)

of

*H. E. Kaelke*  
*Mertzon*, Texas

*Francisco Valdez* Survey  
*Union* County, Texas

Filed 4-19, A. D. 1975  
*Bob Armstrong* Commissioner

Approved 8-12, 1975  
*Bob Armstrong* Commissioner

Survey No. 1124, Block No.

The said tract of land is known as

the provisions of Section 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature

which is believed to exceed the quantity called for in the

By *James E. McCall*

BOB ARMSTRONG, Com'r

Filed 4-23-1975

Application to Purchase Excess

County

File No. D-1809

APPLICATION TO PURCHASE EXCESS ACREAGE

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:



The following information is required with all applications to purchase:

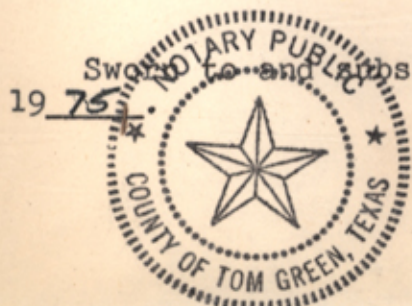
1. Type of land
  - (a) Kind of soil Rocky loam
  - (b) Topography of surface Slightly Rolling
  - (c) Purpose for which adapted (cultivated or grazing) Dry Grazing
2. Type and value of timber, if any None
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$2.50
4. The assessed value in this county is 10% % of market value.
5. The actual value without improvements is \$50 per acre.
6. The nearest production of oil, gas or minerals is 8 (distance), EAST (direction).
7. The nearest drilling oil or gas well is 8 (distance) SE (direction).
8. The nearest dry hole is 1/2 (distance) 1/2 mile NW (direction).
9. If the land is under oil and gas lease, fill in the following:
  - (a) To whom leased Gulf Oil Corp.
  - (b) Date of lease 8/26/68 12/26/77
  - (c) Bonus received (per acre) Unknown 500
  - (d) Total amount of rental received 16¢ .50¢ per yr.
10. If there is production on this tract, fill in the following:
  - (a) Number of producing wells None
  - (b) Name of the field in which the tract is located None
  - (c) Royalty payments received None
11. Do you contemplate a sale of this land in the near future? No  
(Yes or No)  
If so, what is the sale price per acre? No

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 17 day of April, 1975.

Monte Melke

H. E. Melke



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APR 19 1975

General Land Office

S. A. Middlebrook  
Notary Public in and for  
Tom Green County, Texas

1975 Subscribed before me, this the 18 day of April.



File No. D-1809

Irion County

Questionnaire

Filed 4-23- 1975

BOB ARMSTRONG, Com'r


By James E. McCarty

1. Type of land \_\_\_\_\_
- (a) Kind of soil \_\_\_\_\_
- (b) Topography or surface \_\_\_\_\_
- (c) Purpose for which adapted (cultivated or grazing) Hay
2. Type and value of timber, if any None
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$2.20
4. The assessed value in this county is 10% of market value.
5. The actual value without improvements is \$20 per acre.
6. The nearest production of oil, gas or minerals is East (direction), (distance) 2
7. The nearest drilling oil or gas well is 8 (distance) SE (direction).
8. The nearest dry hole is 1 1/2 (distance) NW (direction).
9. If the land is under oil and gas lease, fill in the following:
- (a) To whom leased Carl Oil Corp
- (b) Date of lease 8/24/57
- (c) Bonus received (per acre) 2.00
- (d) Total amount of rental received \$24 per yr.
10. If there is production on this tract, fill in the following:
- (a) Number of producing wells None
- (b) Name of the field in which the tract is located None
- (c) Royalty payments received None
11. Do you contemplate a sale of this land in the near future? No (Yes or No)
- If so, what is the sale price per acre? No
- The above information is true and correct according to the best of my knowledge and belief.
- WITNESS my hand this 17 day of April, 1975.
- James E. McCarty

Notary Public in and for  
Tom Green County, Texas

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1975





THE STATE OF TEXAS

Francisco Valdez  
Survey

No. 1154

File No. D-1809

Cert. 1118

Tsp.

County of Irion

CORRECTED FIELD NOTES of a survey of  
662.56 acres of land for

Hal E. and Monte Noelke

by virtue of Section 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939, regulating the sale of excess acreage in titled or patented surveys. Said land is situated in Irion County, about 12 1/2 miles S. 42° W. from Mertzon, the county seat, and is described by metes and bounds as follows, to-wit:

Beginning at an old stone mound in valley for the S.W. corner of this survey from which a marked 6" Mesquite "H" bears N85°05'W, 41 varas, another marked Mesquite "H" bears S46°46'E, 65.8 varas, located in the East line of survey No. 1137 in the name of C & M R.R. Co., and at the most easterly N.W. corner of survey 1148 in the name of Anderson;

THENCE with the most easterly North line of said survey 1148 and R.L. Gibson survey #1165 1/2, S88°43'42"E, 1966.41 varas to a point for the S.E. corner of this survey, located in the North line of said survey 1165 1/2 and at the S.W. corner of survey 1153 in the name of J. Montague;

THENCE with the West line of said survey #1153, North, 1925.11 varas to a 2" iron pipe with disk marked "1151, 1154, 1153" in small old stone mound in Saddle Gate for the N.E. corner of this survey, located at the N.W. corner of said survey #1153, at the S.E. corner of survey #1151 in the name of T.T. R.R. Co., and at the S.W. corner of survey #1152 in the name of A.M. Thorpe;

THENCE with the South line of said survey #1151, N89°35'40"W, 1953.31 varas to a 2" iron pipe with disc marked "1154, 1151, 1138" at old fence corner for the N.W. corner of this survey located at the S.W. corner of said survey #1151 and in the East line of survey #1138 in the name of A.M. Thorp;

THENCE with the East lines of said surveys nos. 1138 and 1137, S0°01'52"W, 511.20 varas to a 2" iron pipe with disc marked "1154, 1138, 1137" in old stone mound in flat, stump of 10" Mesquite bears N61°15'E, 55.5 varas, a 12" Mesquite stump bears N85°15'W, 111.8 varas, being a point in the West line of this survey; continuing, S0°30'54"W, 1379.36 varas to the place of beginning.

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General Land Office

to the place of beginning.

(over)



Variation 10°40' East

R.A. Lindemann

Surveyed July 1973-February 1975

O.T. Brister

Chain Carriers

I, John P. Poole

, Licensed State Land-County-Surveyor of

Irion County, Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the chain carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground.

John P. Poole  
Licensed State Land Surveyor--  
County Surveyor

Filed for record in my office, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_ of the Field Note Records of \_\_\_\_\_ County, Texas.

County Surveyor--County Clerk

I, John P. Poole, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) rocky Timber none Value \$ 10.00 per acre (including timber) \*

John P. Poole  
Licensed State Land Surveyor--  
County Surveyor

File No. D-1809

Irion County

Corrected Field Notes

Survey No. 1154

Filed 4-23-75 1975

By BOB ARMSTRONG, Com'r

James E. McWhorter

Correct on Map for 66.25 Acres

TO PURCHASE EXCESS 23.75 Acres

4-23-75 J.E.M.

Deed of Authentication  
No. 301 Vol. 19  
Forwarded 2/23/76

FILED  
THE 14 DAY OF April 1975  
AT O'CLOCK 2:00 P.M.  
Kirby Lawdermilk  
COUNTY CLERK, IRION COUNTY, TEXAS

THE STATE OF TEXAS } I, Kirby Lawdermilk, Clerk of the County Court in  
County of Irion } and for said County, do hereby certify that the  
foregoing instrument together with its certificate of authentication  
was filed for record in my office the 14th day of April A.D.  
1975, at 2:00 o'clock P.M. and duly recorded on the 14th  
day of April A.D. 1975, in Corrected Field Notes records  
of Irion County, in Volume 2 on page 118.

Witness my hand and official seal, at my office in  
Mertzon, Texas this the 14th day of April A.D. 1975.

Kirby Lawdermilk  
Clerk, County Court, Irion County, Texas  
By Deputy



JUL 15 1975

(141)

June 7, 1975

Date Appraisal Made

1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD  
BOB ARMSTRONG, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN  
AUSTIN, TEXAS


I HAVE MADE A PERSONAL EXAMINATION OF AND IDENTIFIED THE PROPERTY  
IN IRION COUNTY AND REPORT AS FOLLOWS:


2. LEGAL DESCRIPTION (SF No. - Abstract No.) \_\_\_\_\_  
Section 1154, Francisco Valdez A-646 Bel. B+D 1809
3. (a) The community is composed principally of (farming), (ranching),  
(stockfarming).  
(b) This tract is being used as ranchland, comparing above  
with the average community.  
(c) Total acres 662.56 located 10 miles E from  
Barnhart, 75 and 13 miles  
(nearest town) (pop.)  
from Mertzon, 500, 10 miles  
(County Seat) (pop.)  
nearest railroad.  
(d) This tract is on Co. Caliche type of road, ~~RPD, School Bus, Power~~  
~~line, Telephone.~~  
(e) This tract is 13 miles Mertzon, 13 miles  
Mertzon (Grade School)  
(High School)  
(f) Average rainfall 17".
4. The nearest production of oil, gas or mineral is 5 1/2 miles  
SE (distance)  
(direction).  
The nearest drilling oil or gas well is 5 1/2 miles, SE  
(distance) (direction).  
The nearest dry hole is 1/8 mile, N at NW corner.  
(distance) (direction).  
If the land is under oil and gas lease, fill in the following:  
(a) To whom leased Gulf  
(b) Date of lease Expires 12/78  
(c) Bonus received (per year) unknown  
(d) Total amount of rental received \$1.00/ac/yr- delay rental  
If there is production on this tract, fill in the following:  
(a) Number of producing wells NONE  
(b) Name of field in which the tract is located -----  
(c) Royalty payments received -----




# 5. SOIL DATA:


Identify classes of soils by symbols.

PUBLIC ROAD 

BUILDINGS 


STREAMS 


RAILROADS 

TANKS 

WELLS 

FENCES 

PIPE LINES 

POWER LINES 

Color Chart

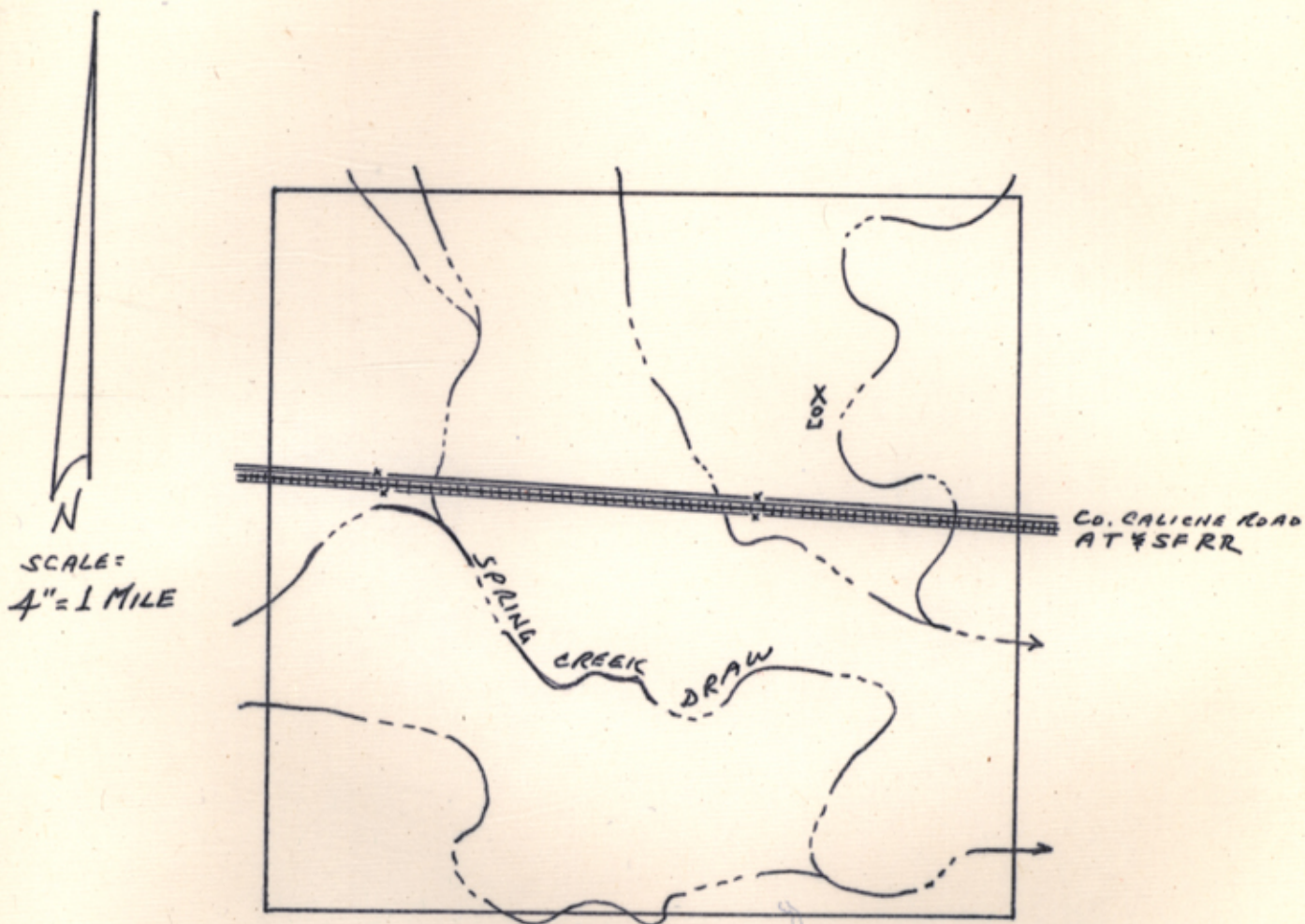
CULTIVATED \*BLUE

PASTURE \*YELLOW

CULTIVATABLE \*BLUE LINES

TIMBER \*GREEN

WASTE \*RED





# 6. LAND ANALYSIS

(a) General condition of land. (Inhibitory factors, Erosion etc.)

80% Draw site, 20% low stony hills Infested with Bitterweed

(b) Drainage is good Type natural. There are many acres subject to overflow.  
(Natural, Ditch) intermittent

(c) Acres Terraced 0, needing terraces 0, condition of terraces -----

(d) Timber and brush land, estimated salable timber, acres 0 Value per acre \$ -----

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed).

Gently rolling hills and wide draws, fair range condition, Tabosa, Buffalo Grass, Side Oats Grama, Red Grama, Hairy Tridens, and Three Awns noted, along with Mesquite, Juniper Cedar, Prickly Pear, and annual Broomweed in scattered to fairly thick stand, thick stand of Bitterweed. The carrying capacity of subject section is estimated to be 26 to 30 animal units or approx. 22 to 25 acres per animal unit for 8 to 9 months without supplemental feed under normal to near normal rainfall

(f)									
CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
IV-2x	P	530	-----	-----	Draw Site-----	-----	55.00	85.00	45,000.00
VII-24	P	132.56	-----	-----	Low Stony Hills Site-----	-----	55.00	55.00	7,300.00

TOTAL LAND VALUE \$52,300.00

LOAN VALUE OF BUILDINGS 0

TOTAL VALUE \$52,300.00



# 7. VALUE INDICATION BY COMPARISON:

Book & Farms sold in this community or county.

Page	DATE	SELLER	BUYER	ACRES	PRICE	Size	TIME	MINERALS	LOCATION	% CROP	PRODUCTION	WATER- FENCES- IMPROVEMENTS	TOTAL
36													
156	4/71	Elkins	Noelke	2980	65	0	+5	+10	0	0	+2	-3	+14
38													
59	12/72	Hagler	Linthicum	3080	58	0	+5	+10	0	0	+6	-3	+18
35													
308	10/69	Gibson	Noelke	3030	57.50	0	+5	+10	0	0	+2	-3	+14
38													
85	12/72	Farmer	Ball	4960	75	0	+5	+10	0	0	-11	-3	+1

(Keep in mind willing buyer - willing seller, no pressure brought on either party; Estate settlements; family transactions. Go behind sales to determine if they are typical.)

SUMMARY: ADJUSTED PRICE 79.00/ac. x 662.56 ac. = \$ 52,300.00

# 8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:				VALUE PER		SHARE	LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE		
							\$
							\$
							\$
							\$
							\$
Pasture 663-Cash Lease-\$1.45/ac/yr.-all-							\$ 961.35
TOTAL LANDLORD'S SHARE							\$ 961.35

# LANDLORD'S EXPENSE:

## 1. TAXES

(a) County valuation \$2,320.00

SCHOOL \$3,315.00

## (b) Rates:

	Rate	Amount
1. State & County	1.47	\$ 34.10
2. School	1.50	\$ 49.73
3. Other		\$
4. Other		\$

TOTAL \$ 83.83

## 2. RECAPTURE VALUE OF IMPROVEMENTS - PER YEAR BASIS

Harvest Expense or fertilizer furnished by landlord

\$ 97.50

TOTAL EXPENSE \$ 181.33

LANDLORD SHARE \$ 961.35 - EXPENSE \$ 181.33 - NET INCOME \$ 780.02

2% CAPITALIZATION RATE

\$ 780.02 ÷ 2% = \$ 39,000.00 Surface  
13,200.00 Minerals  
\$52,200.00 TOTAL



9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
Livestock Grazing	\$1.00 to \$1.50/ac/yr	\$1.45 /ac/yr.
	Cash Lease	Cash Lease

10. RATING OF FARM = above, average, below.

VALUE INDICATION BY Summation \$ 52,300.00  
 VALUE INDICATION by Comparison \$ 52,300.00  
 VALUE INDICATION by Capitalization \$ 52,200.00

11 The present market price should be \$ 52,300.00 or \$79.00 per acre including minerals

12 NARRATIVE SUMMARY:

Land-outstanding features

Very good combination of wide draws and hills for ranching

Limiting factors

Effect of poisonous plants on livestock production and ranch income.

Mineral Discussion

The closest substantial oil production is the R.L. Burns Interest 5 miles SE in University Lands Block 53, Section 3, there is another well now being drilled in same section Dry hole 1/8 mile N of subject section Minerals are worth \$20.00 per acre.

Community & amenities

Barnhart-Service stations, cafe, post office, and highway maint. office Mertzon-County Seat-School system, depends mostly on ranching and ranch people for it's economy

Comparison Discussion

See Attachment



## COMPARISON DISCUSSION

Of the several sales found, the four presented here are considered most comparable to the Subject. This is an area of large ranches in strong hands and land does not sell often.

Subject section was acquired by Noelke in March 1975 via an even trade of convenience with David Munson for the adjoining section to the north. The land had long been operated as it is now owned.

SALE NO. 1 Elkins to Noelke 2980 acres \$65.00 per acre 4/71

This sale is located in the immediate area of the subject, one half minerals with the sale and balance reserved for 25 years, access by Co. caliche road, 60 % wide draws, 40 % rolling hills and upland, two windmills, fenced and cross fenced, bisected by Co. road and railroad, two old houses, 29 % cash, balance due 20 years. Buyer is a local ranchman.

SALE NO. 2 Hagler to Linthicum 3080 acres \$53.00 per acre 12/72

This sale is located in the immediate area of the subject, one half minerals with the sale, balance reserved 25 years, access by Co. caliche road, all rangeland, 40 % wide draws, 60 % rolling hills and upland, two windmills, fenced and cross fenced, bisected by Co. road and railroad, subject to grazing lease until Oct 1974, 29 % cash, balance due 25 years. Buyer is a local ranchman.

SALE NO. 3 Gibson to Noelke 3030 acres \$67.50 per acre 10/69

Sale is located in the immediate area of the subject, one half minerals with the sale, balance reserved 25 years, access by Co. caliche road, rangeland, 60 % wide draws, 40 % hills and upland, two windmills, fenced and cross fenced, bisected by Co. road and railroad. Cash sale. Buyer is a local ranchman.

SALE NO. 4 Farmer to Ball 4960 acres \$75.00 per acre 12/72

This sale, actually one of three totalling 9745 acres, is located around 12 miles northeast of subject on both sides of the Middle Concho river, one quarter minerals with the sale, about one half valley and one half rolling hills and upland, the river does not flow at this point but big deep water holes will hold for 8 to 9 months of the year with normal rainfall, some pecans along the river, good recreation potential, 29 % cash, and assume Federal Land Bank note. Buyer is area ranchman and San Angelo businessman.



DISCUSSION OF AN ATYPICAL SALE IN THE AREA - IRION COUNTY

Grantor: W. L. Gibson  
Grantee: Pumpkin Center Land and Cattle Company  
(Hal Noelke, Monte Noelke, Gretchen Parker, W. D. Noelke)  
Recorded: Volume 38, page 428 Irion County June, 1973  
Consideration: \$248,698.98 \$85.50 per acre  
Size: 2,950 acres

This sale is share six of the old R. L. Gibson ranch. It includes three sections appraised 7-7-75 for excess acreage - Section 1154, Francisco Valdez; Section 1165, GC&SFRR; and Section 1163, GC&SFRR; as well as adjoining lands. I have known about this sale and, in fact, verified it before it closed. It is not, in my opinion, a comparable sale, and I have not used it in the attached excess acreage appraisals of 7-7-75 date, nor in prior excess acreage appraisals in the area.

A group of San Angelo investors, intending to subdivide the property and sell it to farmers, bid up the price to \$85.00 per acre. Noelke, in self defense, bid \$85.50 per acre and bought it. The Highest & Best Use of this land is ranching, not farming. It is too far west for successful growing of dry land crops, there is no water proven in irrigatable quantity under it. In the past, farming attempts have been made on Section 1154, F. Valdez which ended in dismal failure. The nearest farming begins in the vicinity of Mertzon, 14 miles NE, extends eastward from there, and is irrigated from Spring Creek.

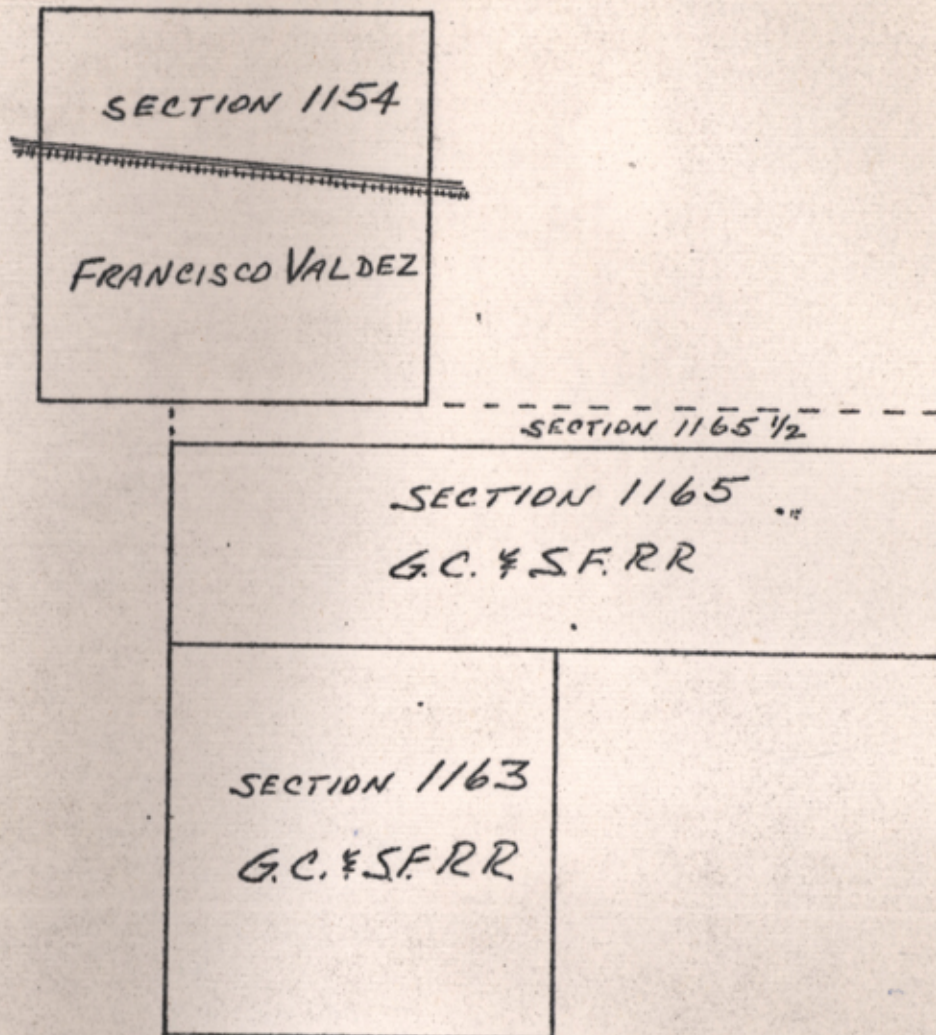
Note the time of this sale, a period of high prices and a generally booming economy. The economy has changed considerably in a downward direction since that time.

The true market value of this sale, at the time of sale, was \$72.50 to \$75.00 per acre.



NOELKE LANDS  
EXCESS ACREAGE  
IRION COUNTY

N  
SCALE  
2" = 1 MILE



HAL. E. NOELKE  
MONTÉ NOELKE  
SECTION 1154,  
FRANCISCO VALDEZ

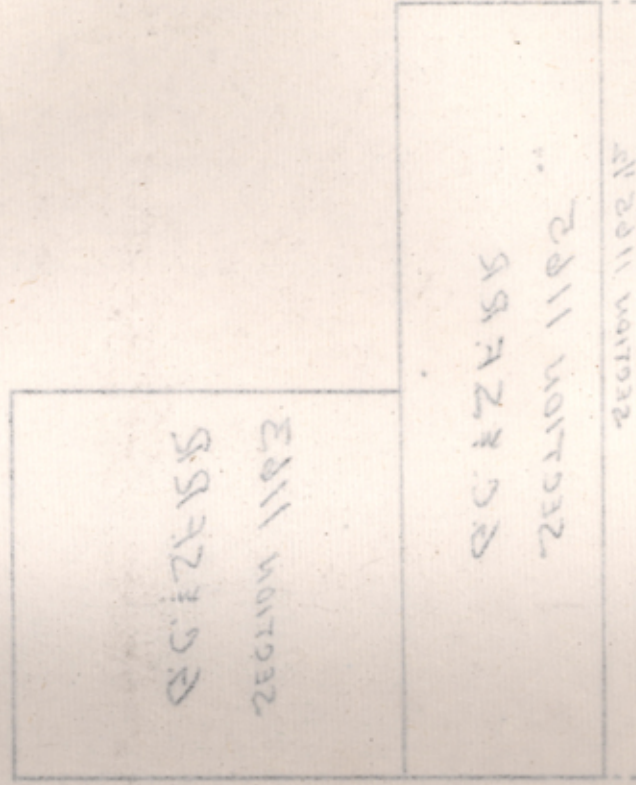
MONTÉ NOELKE  
GRETCHEN N. PARKER  
W. D. NOELKE  
SECTION 1165, G.C. & S.F. RR  
SECTION 1163, G.C. & S.F. RR



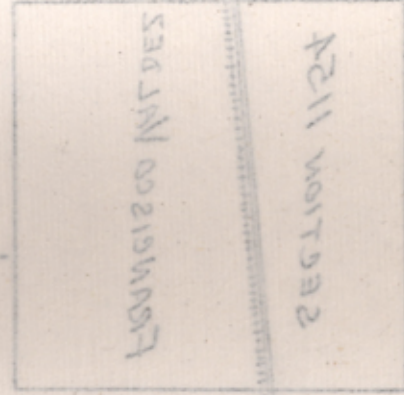
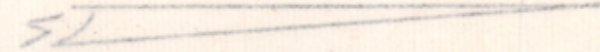
⑧ Appraisal Report  
6-7-75 ef

SECTION 1193 Q5A2E868  
SECTION 1192 Q5A2E868  
M.D. VOETKE  
QUESTONER V. BUCKES  
MONTE VOETKE

EXHIBIT 1124  
SECTION 1124  
MONTE VOETKE  
HAY E. VOETKE



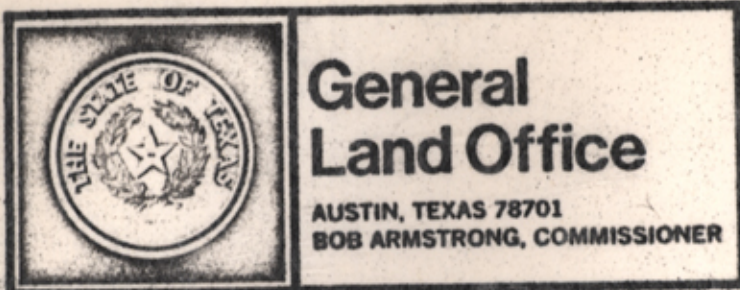
5" = 1 MILE  
SCALE



SECTION 1124  
EXHIBIT 1124  
MONTE VOETKE

⑧





August 12, 1975

Mr. Hal E. Noelke  
Box 528  
Mertzon, Texas 76941

Re: Applications to Purchase Excess Acreage  
Irion and Val Verde Counties

Dear Mr. Noelke:

At its regular meeting of August 12, 1975, the School Land Board fixed the price to purchase the excess acreage in Irion and Val Verde Counties as shown on the attached list.

Please complete the enclosed acceptance forms and return with the required payment as shown on the attached list for the six tracts, payable to the Commissioner of the General Land Office. We also request that you submit a \$25.00 deed of acquittance fee for each tract, making a total of \$150.00 due for the deeds of acquittance.

Upon receipt of acceptance forms and payments, deeds of acquittance will be issued and forwarded to you to be recorded in the County records of Irion and Val Verde Counties.

If we may be of further service, please advise.

Sincerely,

Bob Armstrong

By

A handwritten signature in dark ink, appearing to read "H. E. White", is written over the word "By".

H. E. White, Secretary  
School Land Board  
Phone 512 475-6491

HEW/lf  
Enclosures



Page 2  
Applications to Purchase Excess Acreage  
Irion and Val Verde Counties  
Hal E. Noelke, Mertzon, Texas

File	Excess Acreage	Appraised Value	Formula Value & Sale Price	Amount Due
55962	7.44	\$75.00	\$37.50	\$ 279.00
65206	74.81	\$70.00	\$35.00	2,618.35
Bex. Scrip 29493	30.74	\$70.00	\$35.00	1,075.90
Bex. Scrip 36241	12.91	\$70.00	\$35.00	451.85
Bex. Scrip 51223	25.04	\$70.00	\$35.00	876.40
Bex. B & D 1809	22.56	\$79.00	\$39.50	<u>891.12</u>
			Total	6,192.62



9. Ltr. to Applicant  
8-12-75

Page 2  
Applications to Purchase Excess Acreage  
Irion and Val Verde Counties  
Hal E. Noelke, Merton, Texas

File	Excess Acreage	Appraised Value	Formula Value & Sale Price	Amount Due
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65206	74.81	\$70.00	\$35.00	2,618.35
Bex. scrip 29493	30.74	\$70.00	\$35.00	1,075.90
Bex. scrip 36241	12.91	\$70.00	\$35.00	421.85
Bex. scrip 51223	25.04	\$70.00	\$35.00	876.40
Bex. B & D 1809	22.26	\$70.00	\$35.00	<u>891.13</u>
			Total	6,192.63



# ACCEPTANCE OF TERMS OF SALE OF EXCESS ACREAGE

(Titled or Patented Surveys)

File Bexar B & D 1809

Austin, Texas, August 12, 1975

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

I hereby accept the terms of sale of 22.56 acres of land as excess acreage within the tract of land hereinafter described as stated in your letter dated August 12, 1975, and apply for a Deed of Acquittance to the same under the provisions of Section 4 of House Bill No. 9, passed by the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939.

The said tract of land is situated in Irion County, Texas, about 12-1/2 miles S 42° W from Mertzton, the county seat, and is briefly described as follows, to-wit:

<u>Survey</u>	<u>No.</u>	<u>Block No.</u>	<u>Certificate No.</u>
Francisco Valdez	1154		1118

<u>Tsp. No.</u>	<u>Excess Acreage</u>	<u>Acres in Survey</u>	<u>Classification</u>
	22.56	662.56	

I agree to pay for said 22.56 acres of land the price of \$39.50 Dollars per acre as fixed by the School Land Board, and I hereby enclose the sum of \$891.12 Dollars as the cash payment therefor.

I further agree that the sale of such excess acreage is made with\*

I further agree that the sale shall inure distributively to the benefit of the true and lawful owners of said survey in proportion to their holdings.

H. E. Noekke

H. E. Noekke

Purchaser

Post Office Box 528, Mertzton, Texas 76941

Sworn to and subscribed before me this the 2nd day of February, 1976



Linda Larier

Tom Green

County, Texas

## IMPORTANT NOTICE

\*NOTE: The stipulation with reference to the reservation of minerals contained in the letter referred to in the first paragraph of this Acceptance of Terms of Sale should be included in this space.

The sale of excess acreage is made in every instance with such reservation of minerals, or with no mineral reservation, accordingly as may have been the case when the survey was titled or patented.

RECEIVED

FEB 4 1976



which, according to law may have been the case when the survey was first or last made.

The sale of excess sections is made in every instance with and consent of minister or with no minister.

Each of the sections of land or other property to be sold or conveyed shall be sold or conveyed in the name of the State.

NOTE: The application for sale of the sections of land or other property to be sold or conveyed shall be made in the name of the State.

# IMPORTANT NOTICE



County, Texas

and not

with and

I, James H. Bond, do hereby certify that the above described land is owned by

Post Office Box 238, Houston, Texas 77001

H. E. Moore

Enclosed

and survey in proportion to their holdings.

I further agree that the above land shall be sold or conveyed to the person or persons named in the title and interest of

I further agree that the sale of such excess sections is made with

as the case may be.

For acts as fixed by the School Land Bond, and I hereby enclose the sum of \$23.20

I agree to pay for said acres of land the price of \$23.20

\$23.20 \$23.20

1st. No.

Excess Acres

Acres in Survey

Classification

EXCESS ACRES

1124

1118

2nd. No.

Excess Acres

Acres in Survey

Classification

low, to wit:

2 430 M

from Houston

the county seat, and is hereby described as fol-

The said tract of land is situated in

Section

County, Texas, about

13-133 miles

Section of the forty-sixth Legislature, and approved June 19, 1933.

of accordance to the same under the provisions of Section 4 of House Bill No. 3, passed by the Regular

hereinafter described as stated in your letter dated

August 15, 1932

and apply for a Deed

I hereby accept the terms of sale of 23.20 acres of land as excess sections within the tract

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

Witness

County, Texas

August 15,

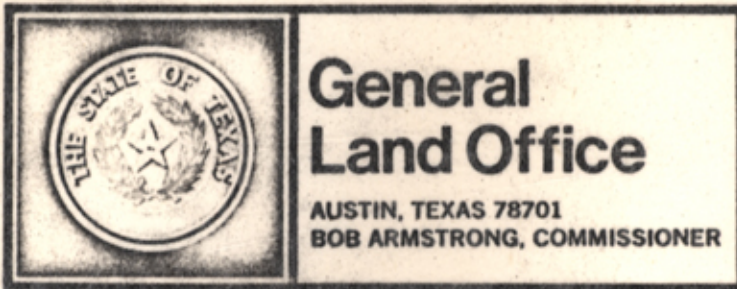
File Book B & D 1300

(Sealed and delivered to be kept)

ACCEPTANCE OF TERMS OF SALE OF EXCESS VACATED

10. acceptance  
8-12-75  
Per. B & D 1109





February 5, 1976

Mr. Hal E. Noelke  
Box 529  
Mertzon, Texas 76941

Re: Applications to Purchase Excess Acreage  
Irion and Val Verde Counties

Dear Mr. Noelke:

Enclosed are the original receipts for the payments made in connection with the application to purchase excess acreage in Irion and Val Verde Counties, as shown on the attached list.

Your applications have been passed to our Deed of Acquittance and Patent Section for further processing and should be mailed to you within the next few weeks for recording in the appropriate counties. Please address any future inquiry to that section or contact Mr. Jack Giberson, Chief Clerk, Phone 512 475-2496.

If we may be of further service, please advise.

Sincerely,

Bob Armstrong

By

H. E. White, Secretary  
School Land Board  
Phone 512 475-6491

HEW/lf  
Enclosures



Page 2  
Applications to Purchase Excess Acreage  
Irion and Val Verde Counties  
Hal E. Noelke, Mertzon, Texas

File	Excess Acreage	Appraised Value	Formula Value & Sale Price	Amount Due
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Bex. S-36241	12.91	\$70.00	\$35.00	451.85
Bex. S-51223	25.04	\$70.00	\$35.00	876.40
Bex. B & D 1809	22.56	\$79.00	\$39.50	<u>891.12</u>
			Total	\$ 6,192.62



Box	File	Excess	Adjusted Value	Formula Value	Total	\$ e' 103.05
Bex. B 1800		55.20	210.00		230.20	801.15
Bex. 2-21352		52.04	210.00		232.00	830.40
Bex. 2-20341		15.21	210.00		232.00	421.82
Bex. 2-30402		20.14	210.00		232.00	1,012.00
02500		14.81	210.00		232.00	5,018.22
22003		1.44	212.00		231.20	5,000.00

File

Excess

Adjusted Value

Formula Value

Amount

Net E. McKee, Nelson, Texas  
 Union and All Other Counties  
 Applications to Purchase Excess Value  
 Page 5

11. Att. to Applicant  
 2-5-76 lf





General  
Land Office

AUSTIN, TEXAS 78701  
BOB ARMSTRONG, COMMISSIONER

# RECEIPT

22.56

Acres

Irion

County

Ledger/Page

1154

Section

Block

Township

1118

Certificate

Francisco Valdez

Survey

Bexar B & D 1809

File No.

Hal E. Noelke

Received of:

2-4-76

Date Received

\$ 25.00

\$891.12

58538

58537

Register Nos.

\$891.12

Amount Paid

\$891.12

Principal

-0-

Interest

\$25.00

~~Deed~~ fee

-0-

Recording fee

Deed of Acquittance

Hal E. Noelke  
P. O. Box 529  
Mertzon, Texas 76941

*Bob Armstrong*

Commissioner  
Bob Armstrong

General Land Office



12. Final Payment Receipt  
2-5-76 lf

REP. VOUCHER COMMERCIAL <i>By [Signature]</i>		REP. VOUCHER COMMERCIAL	
HELIXON, JAMES ALBERT P. O. BOX 236 NEW H. MOBILE		REP. VOUCHER COMMERCIAL	
Amount Paid \$1.18	Balance \$1.18	Debt of Indebtedness \$0.00	Amount Due \$0.00
RECEIVED BY NEW H. MOBILE		RECEIVED BY NEW H. MOBILE	
SECTION 1112	BLOCK 1118	DATE RECEIVED 5-4-76 5-4-76	RECEIVED BY 20227 20228
TOTAL \$5.20		TOTAL \$5.20	

RECEIPT





(14)

February 23, 1976

Mr. Hal E. Noelke  
P. O. Box 529  
Hertson, Texas 76941

Dear Sir:

I am enclosing herewith Deed of Acquittance Nos. 301 through 306, Volume Nineteen.

These instruments should be recorded in the Deed Records of the County Clerk of Irion County, Texas.

If I may be of further assistance to you, please call upon me at any time.

Very truly yours,

Bob Armstrong, Commissioner

BA/nw

Enclosures

Files: Box-D 1809, Box-S-29493, 36241, 51223,  
School 55962 and 65206



File # Bet D-1809

(15)

March 19, 1976

Deane & Sage, Inc.  
8015 Broadway  
San Antonio, Texas 78209

Gentlemen:

I am enclosing herewith Deed of Acquittance Nos. 307 and 308,  
Volume Nineteen.

These instruments should be recorded in the Deed Records of  
the County Clerk of Maverick County, Texas.

If I may be of further assistance to you, please call upon me  
at any time.

Very truly yours,

Bob Armstrong, Commissioner

BA/mw

Enclosure



1809 - 1809

(18)

Letter to Applicant

3/19/76



#10058

301

ENS. CORRECT FOR <sup>56</sup>662 ACRES  
TO PURCHASE EXCESS of 22.56 AC.  
ENGR. J.E.M. DATE 5-16-75  
LEGAL \_\_\_\_\_ DATE \_\_\_\_\_  
Da. Sup 9"

- 5. Application to Purchase Excess 4-23-75
- 6. Questionnaire 4-23-75
- 7. Corrected Field Notes 4-23-75
- 8. Appraisal Report 6-7-75 lf
- 9. Ltr. to Applicant 8-12-75 lf
- 10. Acceptance Form 8-12-75 lf
- 11. Ltr. to Applicant 2-5-76 lf
- 12. Mail Payment Receipt 2-5-76 lf
- 13. REC'D \$25.00 Deed of ACQUITTANCE REG # 58538 - 2-4-76

PAID IN FULL FOR 22.56 ACRES  
DATE 2-4-76 R

HAL E. NOELKE  
P.O. BOX 529  
MERTZON, TEXAS 76941

2/23/76  
Deed of Acquittance  
No. 301 Vol 19  
Forwarded 2/23/76

- 14. Ltr to Applicant 2/23/76 Weber
- 15. Ltr. to Tax Assessor 3/19/76

DEED OF ACQUITTANCE ISSUED  
*Jack Shivers*



Cert. of Fact

3-6-1968

Stubbeman, McKee

Sealy, + Haughtlin

Midland, Texas